

RECEIVED

ECONOMIC DEVELOPMENT & HOUSING COMMITTEE
HOUSING POLICY STAKEHOLDER FORUM
DALLAS CITY COUNCIL COMMITTEE AGENDA

2018 MAR 30 PM 2:59

CITY SECRETARY
DALLAS, TEXAS

THURSDAY, APRIL 5, 2018
CITY HALL
L1FN Auditorium
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M.-11:30 A.M.

Chair, Councilmember Tennell Atkins
Vice Chair, Councilmember Rickey D. Callahan
Councilmember Lee M. Kleinman
Councilmember Scott Griggs
Councilmember Casey Thomas, II
Councilmember B. Adam McGough
Councilmember Mark Clayton
Councilmember Kevin Felder
Councilmember Omar Narvaez

Call to Order

- 9:00 a.m. Welcome Updates to Reinvestment Map Committee Chair Atkins
- 9:05 a.m. The Real Estate Council
- 9:35 a.m. Opportunity Dallas
- 10:05 a.m. Greater Dallas Apartment Association
- 10:35 a.m. Community Housing Development Organizations
- 11:05 a.m. Open Mic
- 11:20 a.m. Next Steps
- 11:30 a.m. Adjournment

The above schedule represents an estimate of the order for the indicated items and is subject to change at any time.


Adjourn

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

Tennell Atkins, Chair
Economic Development & Housing Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Dear Community Stakeholder,

On Thursday, April 5, 2018, from 9 a.m. to 11:30 a.m. there will be a special meeting of the Economic Development and Housing Committee Meeting to host a Housing Policy Forum. The goal of the Housing Policy Forum is to provide constructive feedback on the draft Comprehensive Housing Policy presented to the Economic Development and Housing Committee on March 19, 2018.

The Comprehensive Housing Policy was developed through extensive public input and we want to build on that. This policy recommendation will allow the Housing & Neighborhood Revitalization Department to issue competitive solicitations like Notices of Funding Availability (NOFA) or Requests for Applications (RFA) for the Reinvestment Strategy Areas so that developers, builders, contractors and other appropriate providers can respond with projects that help the City advance the housing production goals. Because each area is unique in its market needs the responses to the proposals must demonstrate how they will address the specific market conditions especially as identified through the Market Value Analysis.

This competitive process provides the scoring and underwriting criteria and does not eliminate the possibility of having projects outside the Reinvestment Strategy Areas but rather provides priority points. To arrive at these recommendations the stakeholders considered:

- Justification of cost reasonableness when funding federal projects and as such instituted underwriting policies as approved by HUD whereby projects maximize debt attracted, require reasonable equity investment and City sources are strictly gap.
- Consideration of ways to reduce development costs as a way of providing non-cash contributions to a project hence the incentive zoning and empowerment zone designations.
- Consideration of how to attract additional capital and recommended tools like the housing trust fund and other more patient sources of capital.

Protection against displacement was a key concern and that drove the policy recommendations for Neighborhood Empowerment Zones and the use of the Homestead Preservation District. All projects are subject to the City's Affirmatively Furthering Fair Housing Review. The mixed income incentive approach and the stabilization target area approach helps the City further its fair housing policy.

Based on your group's interest, you are invited to make a 15-minute presentation to the committee based on the following guidelines:

- your input on the specific policy recommendation to which the group would like to propose a change,
 - reference each policy by number as outlined below
- state how the proposal improves upon the policy recommendation and

- how it adheres to the three goals set by the City Council's Housing Committee to 1) Create and maintain available and affordable housing throughout Dallas; 2) Promote greater fair housing choices; 3) Overcome patterns of segregation and concentrations of poverty through incentives and requirements.

Your presentations must be emailed to housingpolicy@dallascityhall.com by Tuesday, April 3, 2018 by 5 p.m. so that they may be uploaded with the agenda materials. Only one presenter is allowed to speak. There will be 15 minutes allotted for the Q& A after each presentation by the City Council Committee Members.

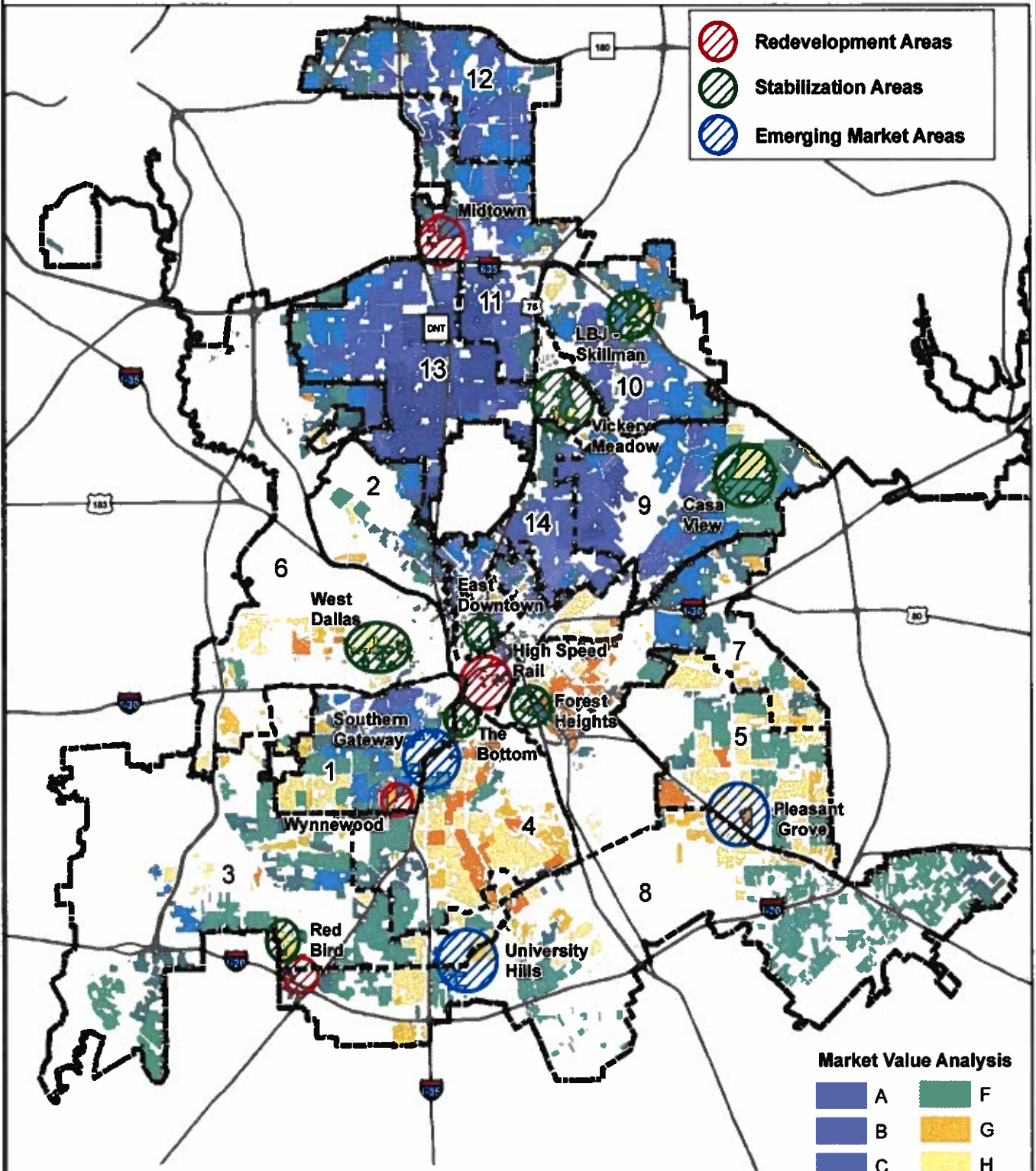
The staff will continue to accept comments through April 13, 2018 close of business, on the presentations and the policy recommendations. The City Council will be briefed on a final Comprehensive Housing Policy Recommendation on May 2, 2018 and will consider it for a vote on May 9, 2018.

Policy areas to comment on:











1. Establishing Reinvestment Areas (a revised map is attached)
 - a. Redevelopment Areas
 - b. Stabilization Areas
 - c. Emerging Market Areas
2. Setting Production Goals for homeownership vs. rental
3. Setting Percentages of families at various income bands to be served in both homeownership vs. rental
4. Addition of Rental Rehabilitation Program for both single-family and multi-family
5. Addition of the Targeted Homebuyer Assistance Program to attract law enforcement, teachers, and fire fighters into Reinvestment Strategy Areas
6. The expansion of the owner-occupied rehab program activities to include refinance of home equity lines of credit or first mortgages as part of an eligible rehab project
7. The Designation of Neighborhood Empowerment Zones in Stabilization Areas and authorize a property tax freeze for up to 10 years for homeowners if they are making improvements to their property resulting in more than 25% increase in value and allowing fee rebates. Providing for other development incentives within these areas as approved by council
8. The establishment of a Housing Trust Fund to make loans to support the production goals and authorize staff to transfer a minimum of \$7 million in unencumbered fund balances from high performing TIFs, as well as \$7 million from Dallas Water Utility funding set aside to support developments
9. The use of Tax Increment Financing for projects that propose to meet the unit production goals with affordability requirements as defined in the NOFAs and RFAs to advance the goals outlined here and not a blanket 20% or 10% affordability
10. The creation of a Housing Task Force to work on Legislative issues, state and federal, and review Low Income Housing Tax Credit Annual Qualified Allocation Plan

Reinvestment Areas

-  **Redevelopment Areas**
-  **Stabilization Areas**
-  **Emerging Market Areas**



Market Value Analysis

 A	 F
 B	 G
 C	 H
 D	 I
 E	 NA

Disclaimer
The accuracy of the map data is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For the level of detail, supervision and certification of the produced data by a Registered Land Surveyor or the State of Texas would be required. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the information, data or services furnished herein. In no event shall the City of Dallas, nor its employees, officers or agents become liable to users of the data, information or services provided herein, or to any other party, for any loss or damage, consequential or otherwise, including but not limited to time, money or goodwill, arising from the use, operation or modification of the data or information, or for the failure to transmit a copy of any particular document. In using the information or data, users assume the risk for relying on such data or information, and further agree to indemnify, defend, and hold harmless The City of Dallas, and its employees, officers and agents for any and all liability of any nature arising out of or resulting from the lack of accuracy or completeness of the information or data, or the use of the information or data. Further, in using this information or data the user acknowledges that the user is responsible for assessing the accuracy and reliability of the data or information provided, and that it may be subject to error and omission, and is not guaranteed or represented to be true, complete or correct. No person, entity or user shall use the information in a manner that is in violation of any federal, state or local law or regulation. All City of Dallas GIS data electronic or otherwise, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed.

City of Dallas
Planning and Urban Design
Map Produced: 03-30-2018

From: Macey Davis
To: [Salazar, Maria D.](#)
Cc: [Atkins, Tennell](#); [Favela, Raquel](#); [REDACTED]; [REDACTED]
Subject: RE: ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM | 4/5/2018
Date: Tuesday, April 3, 2018 10:23:28 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Maria –

Thank you for chatting earlier. If you could please remove TREC from the agenda for Thursday's meeting that would be our preference. We just want to make sure everyone knows we plan to attend and listen, but we are not ready to comment publicly at this time.

Thank you!

Macey

Macey Davis
The Davis Advocates, LLC
P.O. Box 543846
Dallas, TX 75354
www.davisadvocates.com
[REDACTED]



From: Salazar, Maria D. <maria.salazar2@dallascityhall.com>
Sent: Friday, March 30, 2018 4:02 PM
Subject: ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM | 4/5/2018

Dear Community Stakeholders,

Per Councilman Atkins, he would like your assistance and participation in the ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - HOUSING POLICY STAKEHOLDER FORUM. On Thursday, April 5, 2018, from 9 a.m. to 11:30 a.m. there will be a special meeting of the Economic Development and Housing Committee Meeting to host a Housing Policy Forum. The goal of the Housing Policy Forum is to provide constructive feedback on the draft Comprehensive Housing Policy presented to the Economic Development and Housing Committee on March 19, 2018.

Your feedback is important, please find the attached agenda and letter with further instructions.

Thank you,



Maria Salazar

Council Assistant | District 8

City of Dallas | DallasCityNews.net

Mayor and City Council Office

1500 Marilla, St., Ste. 5FN

Dallas, TX 75201

O: 214-670-4066

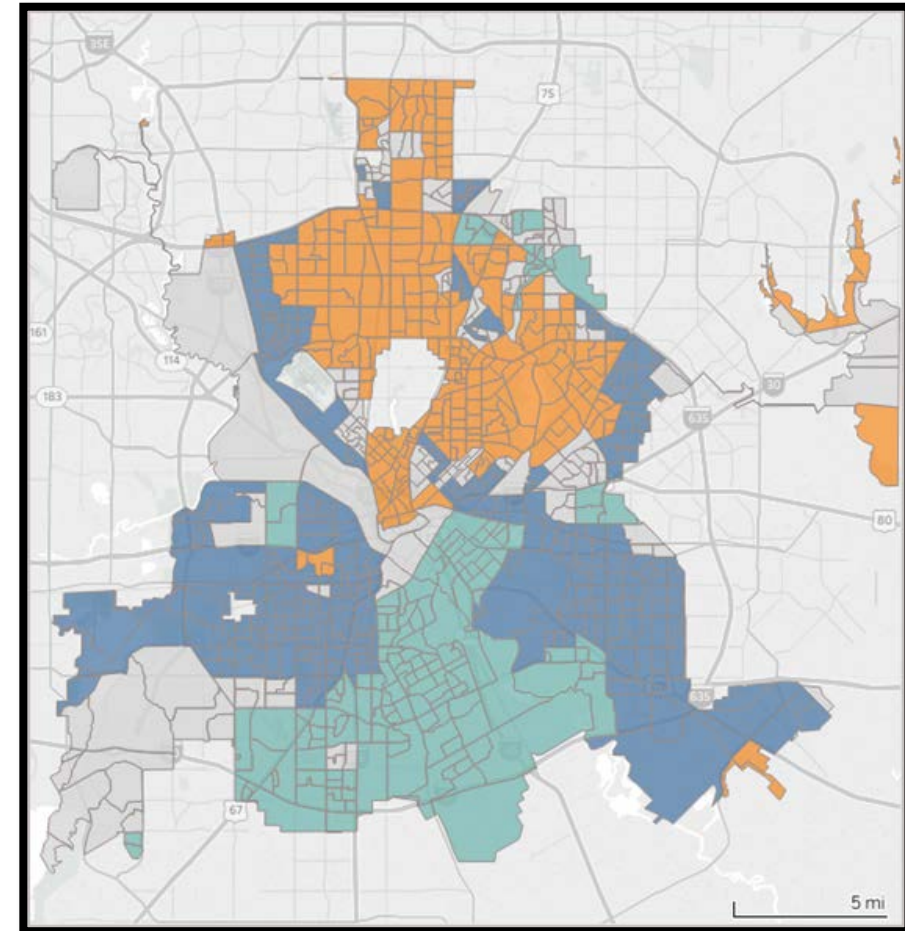
maria.salazar2@dallascityhall.com



Opportunity Dallas Policy Task Force

*Presentation to Economic Development &
Housing Committee*

April 5, 2018



Goals set by Housing Committee

Goal #1: Create and maintain available and affordable housing throughout Dallas

Goal #2: Promote greater fair housing choices

Goal #3: Overcome patterns of segregation and concentrations of poverty through incentives and requirements

Policy Task Force

- **32-person, all-volunteer group**
 - Real estate developers, fair housing advocates, university experts, education advocates, nonprofits, neighborhood association representatives, public sector, faith-based, residents, urban planners, etc.
- **Biweekly meetings since August 2017**
- **Recommendations proposed, vetted, discussed, debated, and decided upon with majority vote**
 - Those not in support of a specific recommendation are noted

***This presentation is not a formal, vetted response from ALL 32 members due to time constraints.**

City's Recommendations:

1. Are a good start and basis but need further work.
2. Are not fully comprehensive and ignore serious issues.
3. Do not address the 3 goals set out by Economic Development & Housing committee –OR– 4 domains established by the 32-member Opportunity Dallas Policy Task Force.

1. Reinvestment Areas

2. Production Goals

3. Income & Rental vs. Homeownership

4. Rental Rehab

5. Targeted Homebuyer Assistance

6. Owner-occupied Rehab

7. Neighborhood Empowerment Zones

8. Housing Trust Fund

9. Tax Increment Financing Percentages

10. Housing Task Force

City's Recommendations:

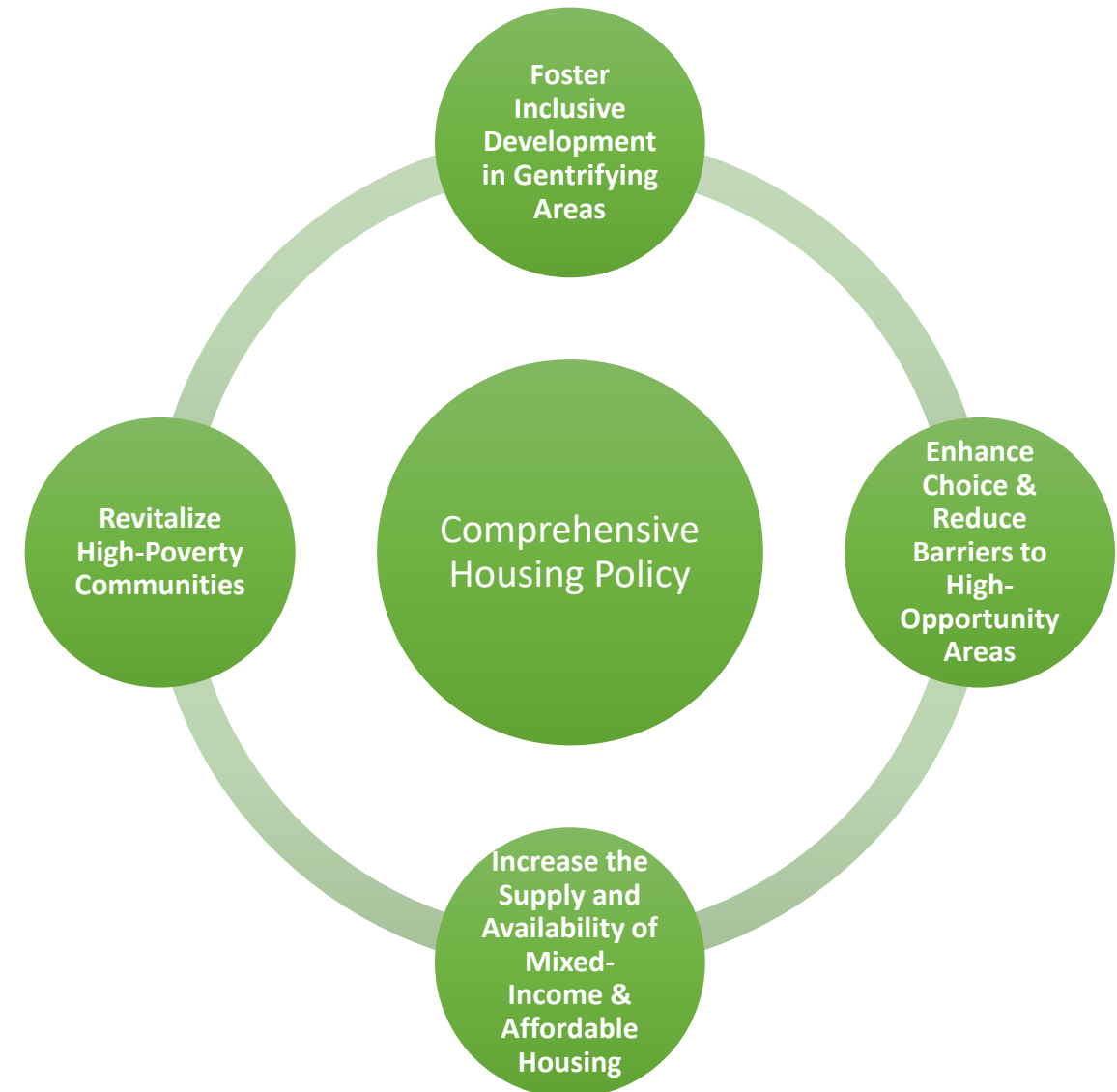
1. Are a good start and basis but need further work.
2. Are not fully comprehensive and ignore serious issues.
3. Do not address the 3 goals set out by Economic Development & Housing committee –OR– 4 domains established by the 32-member Opportunity Dallas Policy Task Force.

Committee Goals & Opportunity Dallas Domains

Goal #1: Create and maintain available and affordable housing throughout Dallas

Goal #2: Promote greater fair housing choices

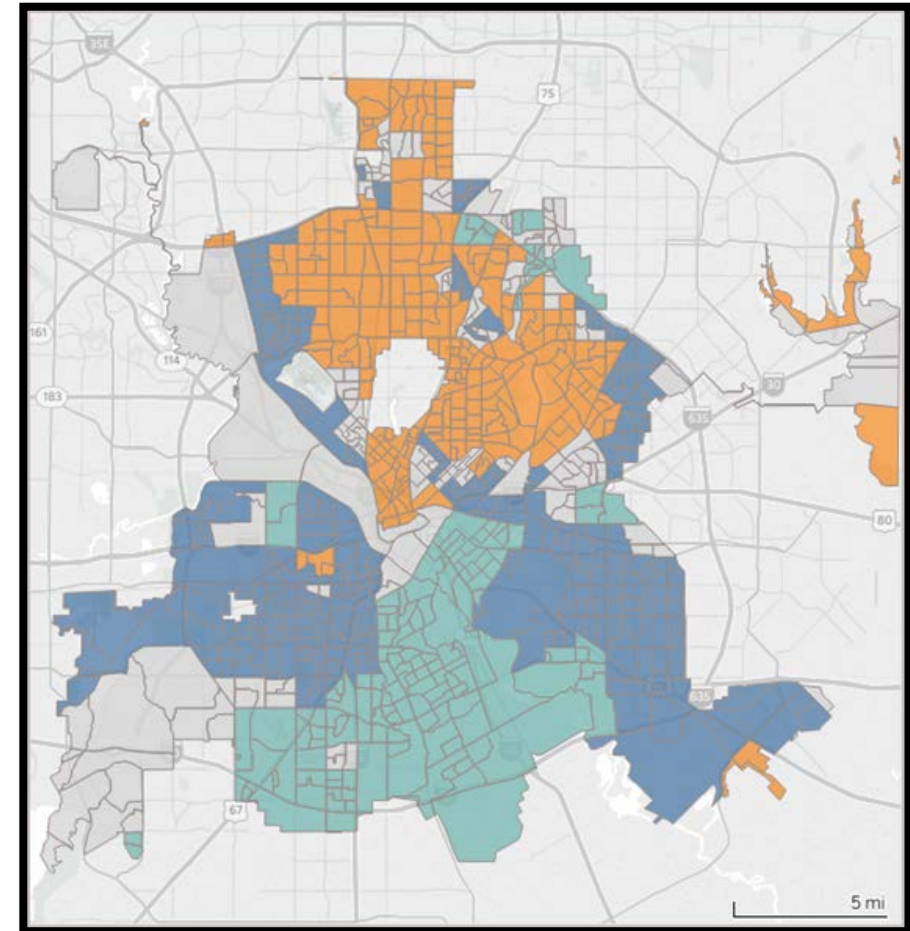
Goal #3: Overcome patterns of segregation and concentrations of poverty through incentives and requirements



Opportunity Dallas Policy Task Force

*Presentation to Economic Development &
Housing Committee*

April 5, 2018



From: Kathy Carlton
To: [Garza, Marisol](#)
Subject: Thursday Housing Meeting
Date: Tuesday, April 3, 2018 4:18:49 PM
Attachments: [image001.png](#)

Dear Marisol:

Speaking on behalf of the Apartment Association of Greater Dallas will be Mike Clark, President of Alpha Barnes Real Estate Services and past president of AAGD.

We will just have written comments to make.

Thanks,

Kathy



Kathy Carlton

Director of Government Affairs

5728 L B J Frwy Ste 100 | Dallas TX 75240

Phone: 972.739.9513 direct | 972.739.9563 fax

www.aagdallas.com

North Texas Community Development Association

Comments on the Special Meeting of the Economic
Development and Housing Committee Meeting – Housing
Policy Forum
April 5, 2018

Who We Are & What We Do

- ▶ Certified Community Housing Development Organizations (CHDO) by the City
- ▶ CHDO's work in the most disenfranchised, poorest areas in Dallas.
- ▶ Over 100 years of collective service to the inner city.
 - ▶ Builders of Hope CDC, CityWide CDC, Dallas City Homes, East Dallas Comm. Org, SDFP Inncity CDC, SouthFair CDC, & 2000 Roses
- ▶ CHDO's choose to work in the hard core inner city where you don't find for-profit developers

Opening Statement

We as a collaborative group share the idea that the areas noted as G, H and I in the Market Value Analysis should be moved from the “Emerging Market Areas” up to the “Stabilization Areas”.

The City has invested significant resources in these disenfranchised areas that the CHDOs serve. The need is to **not** delay, but **continue** these development efforts in order to increase the value of neighborhoods while the City is developing its strategic approach.

Let's not continue to rob these neighborhoods that have been victims of being historically denied of public investments and resources. The neighborhoods of G, H and I remain victims of public and private redlining and are still recovering from the vestiges of racism. These neighborhoods will be further deteriorated if they are not addressed immediately.

Comments on Proposed Housing Policy

- ▶ Establishing Reinvestment Areas
 - The areas of G, H and I should be included in the **Stabilization Areas** and not in the Emerging Market Area due to the fact that these neighborhoods more than meet the minimum **as defined in the proposed housing policy** by having formalized neighborhood organizations, environmental enhancements and master planning.
 - These are areas that the CHDOs have been working in many years establishing a market in these neighborhoods by being the first to develop housing and commercial development.
 - For-profit developers came much later in a few areas, after the market had been established by the CHDOs.

Comments on Proposed Housing Policy Continued . . .

- ▶ Various housing development programs:
 - In support of Neighborhood Empowerment Zones
 - Due to increase in property values as a result of the construction of new homes
 - In support of Homestead Preservation Districts
 - To ensure property tax dollars from economic development are reinvested in affordability for that area
 - In support of Community Revitalization Plan
 - Recommend returning to this concept

Comments on Proposed Housing Policy Continued . . .

- ▶ Setting % of Families at Various Income Bands
 - Ensure families that are 50% below area median income are included

Additional Points of Clarity

- ▶ Land Acquisition for CHDOs
 - Land Banking – ability to continue to buy land regardless of which redevelopment area the neighborhood is located
 - Reverse policy and allow for CHDO to still get points when applying for grants in target areas with a concentration of minorities and poverty.
- ▶ Ensure City Council and public are well aware that the funding that CHDOs received covered both hard and soft costs. The amount of funding that was shared in the previous City CHDO presentation did not show the costs of land development which is required prior to construction of a house. (i.e. water/wastewater utilities, public paving and drainage, etc.)

Thank You!

On behalf of the North Texas Community Development Association we thank you:

- ▶ Builders of Hope CDC
- ▶ Citywide CDC
- ▶ Dallas City Homes
- ▶ East Dallas Community Organization
- ▶ SDFP Innercity CDC
- ▶ SouthFair CDC
- ▶ 2000 Roses CDC

North Texas Community Development Association

Comments on the Special Meeting of the Economic
Development and Housing Committee Meeting – Housing
Policy Forum
April 5, 2018

From: [Johnson, Bilierae](#)
To: [Garza, Marisol](#)
Subject: FW: Register to speak Open Mic Economic Development & Housing 9:00 AM Thursday, April 05, 2018
Date: Monday, April 2, 2018 2:28:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Bilierae Johnson
Interim City Secretary
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City Secretary's Office
1500 Marilla St., 5DS
Dallas, TX 75201
O: (214) 670-5653 | F: (214) 670-5029
bilierae.johnson@dallascityhall.com



From: Cyndy Lutz [REDACTED]
Sent: Monday, April 02, 2018 12:23 PM
To: Martinez, Miroslava <miroslava.martinez@dallascityhall.com>
Cc: City Secretary <CitySecretary@dallascityhall.com>
Subject: Register to speak Open Mic Economic Development & Housing 9:00 AM Thursday, April 05, 2018

I would like to register to speak at Open Mic in favor of the proposed City Comprehensive Housing Policy

Name **Cyndy Lutz**

address **Dallas Area Habitat for Humanity**, 2800 N Hampton Rd, Dallas 75212

daytime telephone number **214.678.2337**

the subject matter to be presented **in favor of Comprehensive Housing Policy**

whether the subject is on the current city council agenda **Economic Development & Housing Committee 9:00 AM Thurs, 4/5/2018**

I would like to register to speak at Open Mic in favor of the proposed City Comprehensive Housing Policy. Please confirm or let me know if you need further information. Thank you. Cyndy Lutz

Cyndy Lutz
Executive Vice President Neighborhood Investment



Dallas Area Habitat for Humanity

E-mail: [REDACTED]

Tel: 214.678.2337

Fax: 214.678.2380

Website: <http://dallasareahabitat.org>

EVERY Home is a Foundation for Life. Help assure every family has a decent place to live.

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